114.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,100 / 722,100
					USE VALUE:	722,100 / 722,100
					ASSESSED:	722,100 / 722,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRUFKE ANDREA M & AUGUST A
Owner 2:	
Owner 3:	
Street 1:	15 CARL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REGAL STEVEN J -
Owner 2:	-
Street 1:	15 CARL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,745 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Asbestos Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5745.000	307,500		414,600	722,100
Total Card	0.132	307,500		414,600	722,100
Total Parcel	0.132	307,500		414,600	722,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.82 | /Parcel: 473.8

Legal Description

User Acct 73431

GIS Ref

GIS Ref

Insp Date 08/24/18

Entered Lot Size

Total Land:

Land Unit Type:

!8899!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,900	0	5,745.	414,600	722,500	722,500	Year End Roll	12/18/2019
2019	101	FV	245,600	0	5,745.	420,600	666,200	666,200	Year End Roll	1/3/2019
2018	101	FV	245,600	0	5,745.	313,900	559,500	559,500	Year End Roll	12/20/2017
2017	101	FV	245,600	0	5,745.	284,300	529,900	529,900	Year End Roll	1/3/2017
2016	101	FV	221,500	0	5,745.	272,500	494,000	494,000	Year End	1/4/2016
2015	101	FV	209,400	0	5,745.	231,000	440,400	440,400	Year End Roll	12/11/2014
2014	101	FV	209,400	0	5,745.	219,200	428,600	428,600	Year End Roll	12/16/2013
2013	101	FV	209,400	0	5,745.	208,500	417,900	417,900		12/13/2012

PRINT

Date	Time
12/10/20	23:26:06

LAST REV

Date	Time
09/24/18	10:56:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8899

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REGAL STEVEN J,	67396-182		6/8/2016		588,000	No	No		
REGAL STEVEN J	32968-566		5/30/2001	Family	1	No	No		
	12603-57		3/20/1974		26,500	No	No		N

USER DEFINED

Prior Id # 1:	73431
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	MEAS&NOTICE	BS	Barbara S
3/20/2017	SQ Returned	MM	Mary M
12/13/2008	Meas/Inspect	336	PATRIOT
3/20/2000	Inspected	270	PATRIOT
2/7/2000	Measured	197	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5745		Sq. Ft.	Site		0	70.	1.03	5									414,645						414,600	

Total AC/HA: 0.13189 | Total SF/SM: 5745 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,645 | Spl Credit | Total: 414,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33897638
Const Adj.:	0.94560045
Adj $ / SQ:	164.598
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417854
Depreciation:	110313
Depreciated Total:	307540

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1			HB			

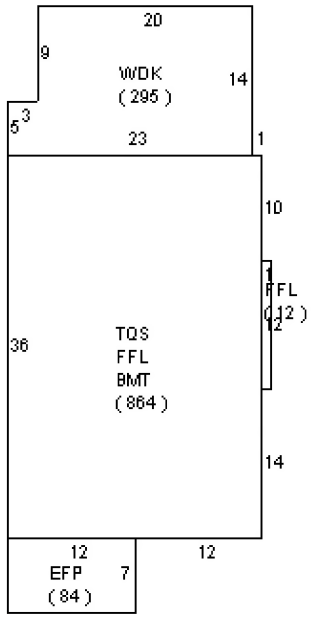
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.06
Special Features:	0	Val/Su Net:	111.13
Final Total:	307500	Val/Su SzAd	201.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	164.600	144,188
BMT	Basement	864	49.380	42,664
TQS	3/4 Story	648	164.600	106,659
WDK	Deck	295	8.880	2,619
EFP	Enclos Porch	84	56.390	4,737

Net Sketched Area:	2,767			Total:	300,867
Size Ad	1524	Gross Are	2983	FinArea	1524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc